![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QEPH9U53\MC900446006[1].wmf]() **Board Meetings **

The Monthly Meeting of the Thunderbird North Community Association, Inc. is scheduled for August 20, 2014. The monthly meetings are a great opportunity to express concerns and bring opportunities for the neighborhood. The meetings are held on the 3rd Wednesday of the month at 6:30 PM. The meetings are held at the City Centre, 2880 La Quinta and there are door prizes. Watch for the signs, meet your friends and neighbors as well as help the community serve everyone’s needs.

 ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\4QVK3MII\MP900406526[1].jpg]() **Pool Season is Fun Season**  ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\9A6EBPK2\MP900427632[1].jpg]()

Pool Season is a time for fun and relaxation with the family. If you missed the pool tag sales dates you may contact 713-304-1903 to make arrangements to purchase tags. The first Family tag is $20 with each additional family tag being $3 (family of 4 total $29), guest tags are still $5 each with a limit of 4 per household. This charge has not changed for several years and is a real bargain. The pool is open from 10AM to 9PM each day except Mondays which are reserved for maintenance. The Pool is open 6 days a week (closed Mondays) until Sunday, August 24, 2014. The pool will be open Labor Day weekend August 30 through September 1, 2014.

The pool company will make swimming instructors available for people with children. There will be a charge for these lessons: the information is posted at the pool.

National Night Out (October 6) party will be at the pool again this year and you do not have to have swim tags or even to swim to have a good time and meet new people.

![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\WWBV6MRA\MP900431662[1].jpg]() **Communicate with the BOARD** ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\LCASZAVH\MC900413666[1].wmf]()

Neighborhood Website [www.TBNCA.org](http://www.TBNCA.org), Neighborhood Phone 281-438-1188, Neighborhood e-mail address TBNBoard@yahoo.com: It does not matter which way you choose to communicate we will respond. It is your neighborhood and we need your help. Tell us the good, the bad or just what you want!!

**![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\72XZX6VP\MM900046597[1].gif]() Come one come all ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\72XZX6VP\MC900281079[1].wmf]()**

 **All of the activities of Thunderbird North are open to all of our residents. Homeowner or Tenant everyone is welcome!!**

 **![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\LCASZAVH\MC900054870[1].wmf]() 2014 Assessments ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QEPH9U53\MC900431631[1].png]()**

The Annual assessments were due as of February 28, 2014. We had a few issues to resolve and the invoices that were sent out in January only reflected the 2014 assessments. We have had bookkeeping problems for the past year and a half, as a result, were late in sending out annual assessments this year. We have a new bookkeeper and expect no further problems in maintaining accurate records for all future transactions. We understand your frustration and appreciate your patience in helping us correct any records we had in error, and in some cases, duplicate letters that got sent during the transition. Right now, we have around ten percent of our home owners who are still delinquent for 2013 and earlier. Ninety-day letters have been sent out to those remaining ten percent. After no response from a 90-day letter, we have no choice but to begin legal proceedings.

We do not want to do that. We feel that there are many ways to resolve unpaid assessments before going to court. If there is any way we can assist you in cleaning up any past due assessments, please let us know. If you have records of previous payments that we do not have, please let us know. Communication is critical. We can work with you to resolve any past due assessments or errors in record keeping. Non-communication leaves us with few options. Please get in touch with us. Call or send an e mail so we can resolve these assessment issues as neighbors. 281-438-1188 or TBNBoard@yahoo.com

 **![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QMA1ADID\MC900215961[1].wmf]() Garden Club ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\WWBV6MRA\MP900431723[1].jpg]()**

As everyone may have noticed, the TBN Garden Club has planted a variety of flowers at the pool area and we plan to continue to enhance the area and look forward to new plants as the seasons change! We also plan to be involved in the Yard of the Month and the contest for Christmas Decorations.

![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QMA1ADID\MP900385349[1].jpg]() **City Council Corner–News You Can Use** ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\72XZX6VP\MP900387802[1].jpg]()

 **from City Council Member Don Smith**

* The website Movoto recently announced its ranking of the safest communities in Texas. Missouri City ranked in the top ten safest in the state.
* In June, City Council unanimously approved the Fiscal Year 2015 budget, maintaining the city’s current tax rate.
* New Chief of Police Mike Berezin was sworn in to his new position in July, continuing over 25 years of service to our city

**For more information on these items and other news you can use, visit the association’s website at: WWW.TBNCA.ORG!**

 ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\LCASZAVH\MC900439899[1].wmf]() **Social Committee**  ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\LCASZAVH\MC900089522[1].wmf]()

Our annual Summer Pool Party held July 19 was a huge success! Over 100 of our neighbors and friends enjoyed swimming, games and pizza on a beautiful summer night. Thank you to all of the volunteers who helped to make
the party such a success!

Our next event is our National Night Out Party on Tuesday, October 6. We will be joined by representatives of our Police and Fire departments as well as some of our local political representatives. Enjoy swimming, a bounce house, pizza and door prizes!

Come out and meet your neighbors and make new friends!

If you would like to volunteer to help the Social Committee with this or future events please call Peter Cruickshank at 832 452 1680.

 ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QEPH9U53\MC900431524[1].png]()  **Sidewalk Repairs ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\72XZX6VP\MP900382973[1].jpg]()**

The city has been actively repairing sidewalks in our neighborhood, some have been mud jacked so that they are now in compliance with ADA standards and others have been replaced. Property owners at points of repair will be asked to sign a waiver if tree roots are causing the sidewalk problem/breakage. Repairs have been done on 1500 through 1600 blocks of Hilton Head, 2900 through 3000 blocks of Cherry Hills, Blue Hills, 1700 through 1900 blocks of Eastfield, 1700 and part of 1800 blocks of Indian Wells, 3100 through 3300 blocks of Mission Valley, Hilton Head Court and Indian Wells Court. The city has not been able to adhere to the original schedule; however, we have been assured the city officials remain committed to completing the entire neighborhood. An email address was created to make it easier to communicate with the sidewalk repair project committee. The email address is: TBNSidewalk@gmail.com.

![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QEPH9U53\MP900430462[1].jpg]() **Board Opening ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\WWBV6MRA\MC900230974[1].wmf]()**

The Vice President position with the responsibility of working with the clubs and organizations is currently vacant. This position works with the various groups and helps put together special events by recruiting additional volunteers. Some areas where support is needed are finding a coach for our youth so they can join the basketball league, finding a coordinator for a community garage sale as well as supporting the Garden Club and other groups. This position listens to the residents and helps plan and locate support for special activities and helps the clubs find the support they need. A fun outgoing individual who cares about our neighborhood is needed. (This position has been called party central) Anyone interested in applying for this position please send an e mail to TBNBOARD@yahoo.com or call us at 281-438-1188. If you wish, you may contact the board representative directly at 713-304-1903.

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| C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\72XZX6VP\MC900048006[1].wmf | **Deed Restrictions C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\LCASZAVH\MC900089662[1].wmf** |

The Deed Restriction Committee would like to thank everyone for their support in maintaining our neighborhood. The enforcement of our deed restrictions is necessary to maintain the value of all the homes in our neighborhood. Things to remember:

1. Grass growing in sidewalks and driveways must be removed.
2. Grass must be edged all around the sidewalks and driveway.
3. Nothing may be stored in a manner that is visible from the street; trash cans, basketball goals, toys, etc., if you need to store items outside, please be sure they are located behind the fence and not visible from the street.
4. Any damage to the home must be repaired. (Gutters, windows, doors, mold, trash cans, etc.)
5. No vehicles, boats or **trailers** may be stored where they are visible from the street.

These rules have been in effect since 1975 when the developer first filed the Deed Restrictions and are legally binding on all of us. The appearance of our neighborhood is a major element of maintaining our property values.

The complete deed restrictions and handbook providing a simpler explanation of the requirements may be viewed at the website [www.TBNCA.org](http://www.TBNCA.org). Remember that most major work requires not only approval of the Architectural Control Committee but a permit from the city as well.

The Deed Restriction Committee is looking for additional volunteers to assist in maintaining all of our home values. Violations are documented and the homeowner receives a series of letters explaining the violation and requesting the violation be corrected. The Association does not have the authority to fine homeowners; however, after a period of time the association may correct the problem and then bill the homeowner for legal and contractor cost. This to the best of my knowledge has never had to happen. If you have a little time to help the neighborhood please contact us at 281-438-1188 or at the website [**www.TBNCA.org**](http://www.TBNCA.org)

**![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QMA1ADID\MC900013641[1].wmf]() Police Corner ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\72XZX6VP\MP900184939[1].jpg]()**

A quick tip about phone scams. There are an ever increasing number of criminal scams targeting persons over the phone. The most recent we are seeing is a suspect calling and stating you have outstanding warrants or fines and will be subject to arrest if you do not take care of them immediately. They usually request credit card payment over the phone to “clear up” the charges. If you receive one of these calls please do not release any credit card information. Ask the person what agency they work for and then contact that agency to confirm if any warrants do in fact exist. This is a good reminder to not release any personal information over the phone unless you personally verify the identity of the person or entity that wants the information. Stay safe and you may always call the Police Department if you have any questions. And above all help us keep your neighborhood safe by reporting any suspicious activity you see, you may even remain anonymous when you call if you wish.

Lt York, Missouri City Police Department, 281-403-5818

**![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\9A6EBPK2\MC900018954[1].wmf]()Deed Restriction Revisions ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\4QVK3MII\MC900174351[1].wmf]()**

The Thunderbird North Deed Restrictions revisions are ready to be approved for membership vote and a date established for the voting to begin. The full text of the revisions will be discussed at the August board meeting and the voting process will also be discussed. The revisions are needed to reflect the current economy and legal requirements. The suggested changes are divided into 3 basic categories:

1. These are changes required to comply with the current laws. Our deed restrictions were written in 1975 and a lot has changed. These changes will be handled by the attorney and the laws dictate the changes.
2. Changes required keeping the association solvent and viable. The following are suggestions from the residents during those 6 meetings:
	1. Raise the annual assessment to $175 so that we can pay the bills and hopefully have a little to set aside for unexpected repairs and improvements.
	2. Provide residents an option to pay ½ in January and ½ in July.
	3. Allow the board to increase the assessments when needed by a maximum of 6% once every three years. Require the increase be supported by a budget.
	4. When the board can document a need for an increase above 6% there must be an election in the same manner as an election for a special assessment. The board must announce the need for the increase at a regular monthly meeting, then solicit input from residents at a second monthly meeting which has been advertised in the newsletter and then hold a final vote in a third meeting called in the same manner as an election for a special assessment.
	5. When a capital expenditure exceeds $25,000 an election must be held. This election will be held in the same manner as the election for a special assessment. Repairs to existing facilities do not require a special election.
3. Changes requested by residents to improve the appearance of the neighborhood and make the Deed Restrictions easier to follow:
	1. Clarify the deed restrictions by placing the wording in paragraph 8 (pg13) of the Handbook into the deed restrictions.
	2. Require that window treatments visible from the street be in good repair.
	3. Prohibit window air conditioners that are visible from the street.
	4. Prohibit burglar bars. Existing burglar bars may remain until the home changes hands. Ornamental iron work is only considered to be burglar bars if they include windows and doors and are not decorative in appearance. Ironwork enclosing only the front porch is not to be considered burglar bars.
	5. Restrict the colors that may be used in painting the exterior of homes. The current idea is Earth tones only as approved by the Architectural Control Committee.

**Updates on the progress of this project and announcements will be available on your Association website** [**www.TBNCA.org**](http://www.TBNCA.org)**. To receive announcements about the changes subscribe to the website. The process involves going to the right hand column of the news tab and entering your email address and clicking on subscribe. You will then receive an e-mail acknowledging your subscription. YOU MUST CLICK CONFIRMING YOUR SUBSCRIPTION TO COMPLETE THE PROCESS. You can always unsubscribe later; however, there will be good information from the website.**

**THUNDERBIRD NORTH**

**NEWSLETTER**

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